



44 Valley Road,  
Grantham. NG31 7ND



**Guide Price £180,000 to £190,000**

- Chalet Style Semi Detached House
- Entrance Hall
- Lounge
- Kitchen/Diner
- Conservatory
- Three Bedrooms
- First Floor Bathroom
- Driveway Parking
- West Facing Rear Garden
- Freehold – Energy Rating E



A semi detached chalet style house situated within the popular Barrowby Gate area. The property offers well planned accommodation comprising as follows: Entrance hall, lounge, kitchen/dining room, conservatory, THREE BEDROOMS and a first floor bathroom. There is driveway parking and a fair sized west facing rear garden. Gas fired central heating and replacement double glazing are installed. An IDEAL FIRST HOME or INVESTMENT PURCHASE.

## ACCOMMODATION

### ENTRANCE HALL

With modern composite entrance door, staircase off to the first floor, laminate floor, radiator with cover.

### LOUNGE

4.73m x 3.30m (15'6" x 10'10")

Having a wide uPVC double glazed picture window to the front elevation, under stairs storage cupboard, part panelling and radiator.

### KITCHEN/DINING ROOM

4.30m x 2.70m (14'1" x 8'11")

Containing a range of units comprising base cupboards with working surfaces over and matching eye level cupboards, Asterite type one and a half bowl sink and drainer, range cooker with 5-burner gas hob, radiator with cover, tiled splashbacks, integrated dishwasher, uPVC double glazed window to the rear elevation and half double glazed uPVC door to the conservatory.



## CONSERVATORY

2.93m x 3.88m (9'7" x 12'8")

Of brick and uPVC construction with a polycarbonate roof and fitted blinds and having laminate floor, radiator, plumbing for washing machine and French doors to the garden.

## FIRST FLOOR LANDING

Having uPVC double glazed window to the side elevation, built-in airing cupboard and access to loft space which houses the gas fired combination boiler.

## BEDROOM 1

3.86m x 2.42m (12'8" x 7'11")

With uPVC double glazed window to the front elevation and radiator.

## BEDROOM 2

3.63m x 2.41m (11'11" x 7'11")

With uPVC double glazed window to the rear elevation and radiator with cover.

## BEDROOM 3

2.94m x 1.81m (9'7" x 5'11")

With uPVC double glazed window to the front elevation and radiator with cover.

## BATHROOM/WC

1.78m x 1.65m (5'10" x 5'5")

Containing a white suite comprising panelled bath with shower over, wash basin and low level WC., heated towel rail, spotlights, part tiled walls and uPVC obscure double glazed window to the rear elevation.

## OUTSIDE

The property stands behind an open-plan front garden with a concrete and tarmac driveway and gated side access to the rear. The rear garden enjoys a westerly aspect and comprises a lawn, concrete hardstanding, timber garden shed and fencing to the boundaries. There is also an external cold tap and power points.

## SERVICES

Mains water, gas, electricity and drainage are connected.



### COUNCIL TAX

The property is in Council Tax Band B.

### DIRECTIONS

Bearing in mind current road closures, from High Street continue onto Watergate bearing left at the traffic lights and continuing over the roundabout adjacent to Asda onto Barrowby Road (A52). Continue along and take the left turn at the roundabout onto Barrowby Gate, right onto Valley Road and the property is on the right-hand side.

### GRANTHAM

There are local amenities available on both Dysart Road and Barrowby Gate including a bus service to town.

Travel connections in the area are excellent - the A1 passes to the west of the town providing access to major commuter areas and the A52 crosses through taking you east to Boston and west to Nottingham. Grantham station is on the East Coast mainline giving direct services to London Kings Cross with a journey time from around 70 minutes, Newark in 10 mins and Peterborough in 20 mins. Cross country service to Nottingham in just 30 mins.

Grantham has successful Community, Special and Independent schools for children of all ages as well as the town's two grammar schools: Kesteven and Grantham Girls School and the King's Grammar School.

### AGENT'S NOTE

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property.

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

## NOTE

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £250 if you use their services.

For more information please call in the office or telephone 01476 591900.



# Floorplan



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While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, operators and suppliers shown here are not intended and no guarantee is made with Metropac C2024.



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